



# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Kettleman Lane and Harney Lane Wastewater Lift Stations and Adjacent Development

MEETING DATE: October 16, 1996

PREPARED BY: Public Works Director

**RECOMMENDED ACTION:** That the City Council direct staff to proceed on preparation of the necessary agreements to provide for orderly development of Tienda Drive, Kettleman Lane, and two wastewater lift stations, as described in the following report.

**BACKGROUND INFORMATION:** City staff has been working with a number of developers in two relatively undeveloped areas located in the southwest portion of Lodi. Both areas are in Growth Management Priority Area Two. Since the proposed developments are the first projects in these areas, there are some major infrastructure issues to be resolved before the projects can proceed. Resolution of the issues will require the preparation of a number of agreements and other decisions about which staff wishes to inform the Council and obtain direction. With Council direction, staff will work with the property owners to resolve the issues and develop final agreements which can be brought back to Council for approval. The issues and areas are described separately below:

### **Tienda Drive and Kettleman Lane**

Tienda Drive is an east-west collector street that, when completed, will provide secondary access to Kettleman Lane, as shown on the attached Exhibit A. Normally, the street would be built by new development projects. However, the street alignment fronts a few existing developed parcels, including the First Church of Nazarene at 2223 West Kettleman Lane. At that location, the City will be responsible for constructing the north half of the street fronting Roget Park. In order to provide a complete street, staff recommends the City offer to have the street constructed at no cost to the Church in exchange for the right of way. This has been past practice in similar circumstances for existing residences. The work would be done at the time of adjacent development. Utilities would also be installed by the City or the adjacent developer and a reimbursement agreement prepared requiring the Church to pay their fair share of the utility construction upon connection.

The Kettleman Lane frontage across the Church property, and other undeveloped parcels along the north side of Kettleman Lane between Tienda Drive and Mills Avenue, should also be improved as one project. Staff recommends a similar right of way/construction exchange for the existing Church. For the remaining undeveloped parcels, the City could advance the cost of pavement, curb and gutter if the right of way can be obtained at no cost. The improvement costs would be recovered upon development of the undeveloped parcels.

### **Kettleman Lift Station**

The area north of Kettleman Lane, south and west of the WID Canal, and east of the Target property is to be served by a wastewater lift station. The developers estimate the cost of this project to be \$175,000. It would be very difficult for one of these small projects to absorb this cost. The City has

APPROVED: \_\_\_\_\_

H. Dixon Flynn -- City Manager

already established a service area and fee for the lift station construction and has collected approximately \$28,000 to date. Staff has been working with developers in the area toward building the lift station instead of having individual developers construct temporary facilities. We have obtained letters of intent (Exhibits B and C) from two developers and have obtained deeds for the site and access easements from a third developer. The letters of intent propose that the developers participate in the cost of the lift station and obtain reimbursement from other properties as they connect. The City would handle the design and construction of the lift station. We also propose that the Wastewater Impact Fee Fund contribute up to \$78,000 toward the project and be reimbursed in a similar fashion as the developers. (\$78,000 represents the above \$28,000 plus half of the available fund balance.) Staff proposes to make the offer of early participation to other property owners in the area. Those who decline will be faced with higher connection fees at a later date to account for interest and administrative charges.

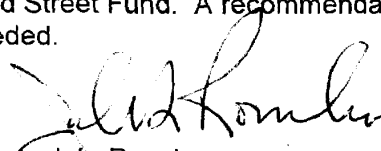
### Harney Lift Station

The southern portion of the Century Meadows developments at Harney Lane are part of a future lift station service area that includes future development south of Harney Lane (see Exhibit D). This service area does not have a service area fee established, although property owners south of Harney Lane have previously agreed to participate in the cost of the lift station and provide a site on the south side of Harney Lane at Mills Avenue. Two residential projects have been approved in the area and the first to develop will need to construct the lift station. Staff proposes to offer adjacent proposed developments a participation arrangement similar to the Kettleman Lane project described above and to include City participation with up to \$50,000 of Wastewater Impact Fee funds.

### Lift Station Design

As part of the above arrangements, the City would be responsible to design the lift stations and, in the case of the Kettleman Lane facility, handle the construction project since it involves so many property owners. Staff is recommending that we retain a local engineering firm, Baumbach & Piazza, to design both lift stations. This firm has already done some preliminary work for the developers and has designed most of the existing lift stations in the City. Also, by designing both lift stations at the same time, the total cost, \$40,500, could be reduced by \$3,000. Staff also recommends that Council authorize the City Manager to execute a professional services contract upon satisfactory review by the City Attorney. A copy of the proposal from Baumbach & Piazza is attached as Exhibit E.

**FUNDING:** Wastewater Impact Fee Fund and Street Fund. A recommendation for appropriations will be made when the funds are needed.



Jack L. Ronsko  
Public Works Director

Prepared by Richard C. Prima, Jr., City Engineer

JLR/RCP/lm

Attachments

cc: Associate Civil Engineer - Development Services  
Baumbach & Piazza  
Fountainhead, Joe Handel  
Helmle Property Owners  
Pacific Valley Housing Corp.  
First Church of Nazarene

PUBLIC WORKS DEPARTMENT

M:\DEVSERV\KTLFTSTA.DWG



RECEIVED

AUG 28 1996



1826 W. Kettleman Lane  
Lodi, California 95240  
(209) 333 1991

**MEMORANDUM OF LETTER OF INTENT**


**TO:** City of Lodi

**RE:** Kettleman Lane Lift Station

**FROM:** The Owners of the Crete/Handel Properties - Kettleman Lane, Lodi

**TO WHOM IT MAY CONCERN:**

Subject to the preparation of final documentation agreements, and etc. the owners of the property known as the Crete/Handel Property consisting of approximately 4 acres situated South of Tienda Drive and North of Kettleman Lane, Lodi do hereby set forth our commitment and intent to bear our fair share of the costs of the Kettleman Lane Lift Station within twenty (20) days after demand by the City of Lodi.

A handwritten signature in black ink, appearing to read "Joseph K. Handel".

Joseph K. Handel, Managing Partner

JKH827

*Helmle Co-Ownership*  
317 W. Lodi Avenue  
Lodi, California 95240

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Telephone (209) 333-2881  
Fax (209) 334-6501

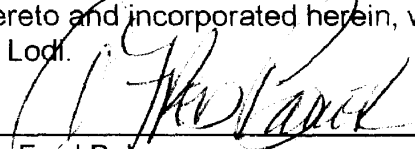
August 15, 1996

## **Memorandum of Letter of Intent**


To: City of Lodi  
Re: Kettleman Lane Lift Station  
From: The Owners of the "Helmle Property" - Kettleman Lane, Lodi

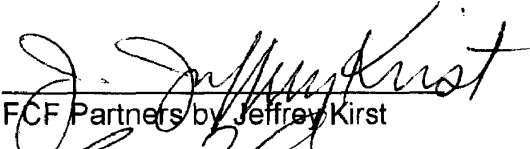
To Whom it May Concern:

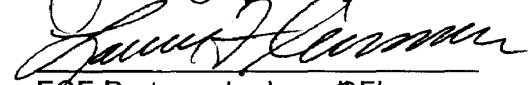
Subject to the preparation of final documentation, agreements, and etc. we the co-owners of the property known as the "Helmle Subdivision" consisting of approximately 21+/- acres situated South of the Sunwest Subdivision and North of Kettleman Lane, Lodi do hereby set forth our commitment and intent to bear our fair share of the costs of the Kettleman Lane Lift Station as more particularly set forth on Exhibit A, entitled Kettleman Lane Lift Station attached hereto and incorporated herein, within twenty (20) days after demand by the City of Lodi.

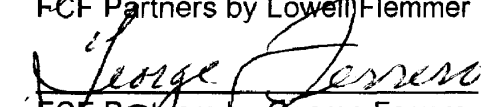
  
A. Fred Baker

  
John Giannoni

  
A. Fred Baker as Trustee of the  
Keszler Irrevocable Living Trust  
#3

  
FCF Partners by Jeffrey Kirst

  
FCF Partners by Lowell Flemmer

  
FCF Partners by George Ferrero

  
FCF Partners by John Costamagna

**Kettleman Lane Lift Station**

Exhibit "A"

Estimated cost including land               \$175,000  
 Current Fee per Fee Study               \$1,670 /per RAE  
 Funds Available                               \$27,540

	<b>Acerage</b>	<b>RAE</b>	<b>Fee</b>	<b>Fee Total</b>	<b>Avoided Cost</b>	
Handel/Crete Property	4.10	1.00	\$1,670	\$6,847	\$16,000	
Helmle 3.0 Ac. Parcel	2.80	1.96	\$1,670	\$9,165	\$0	
Helmle Residential	18.70	1.00	\$1,670	\$31,229	\$0	
City Park Land	8.00	0.25	\$1,670	\$3,340	\$0	
Fund Balance				\$27,540		\$27,540
Handel/Crete Property				\$6,847	\$16,000	\$22,847
Helmle 3.0 Ac. Parcel				\$9,165		\$9,165
Helmle Residential				\$31,229		\$31,229
City Park Land				\$3,340		\$3,340
<b>Total</b>						<b>\$94,121</b>
Tsutaoka Site Dedication Land Credit @ \$3.00 / s.f.						\$15,000
						\$109,121
City Participation						\$66,000
<b>Grand Total</b>						<b>\$175,121</b>

**Note:**

Avoided cost consist of 1,000 L.F. of sewer line and Manhole installation @ \$16/L.F.

**Reimbursement Plan**

1. If Handel/Crete Property develops first, that project installs master line in Tienda Dr. to Lift Station located at Mills Ave. & Tienda Drive. The pressure line to Kettleman Lane is included in lift station cost.
2. When 3.0 acre Helmle apartment project moves forward, then it reimburses Handel/Crete property for 1/2 of line along the frontage of the 3.0 acre parcel. When Helmle Single Family project develops, it reimburses for 1/2 of line cost along the entire frontage of Tienda Dr. When the Church develops, it reimburses 1/2 of its line frontage.
3. As projects pay their sewer lift station fee, the City and Handel/Crete split reimbursement until Handel/ Crete are fully reimbursed for any amount paid in excess of their fair share. Then the City collects all the reimbursements until fully repaid.

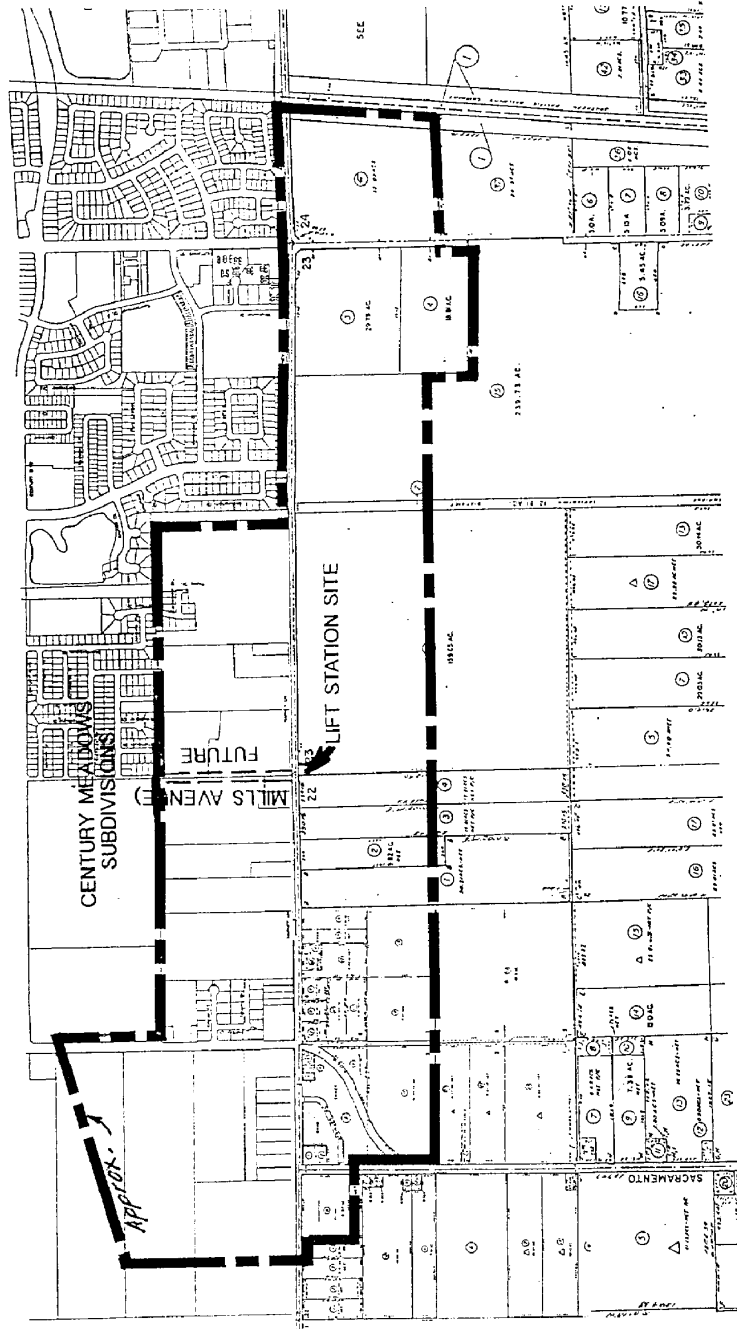
# EXHIBIT D



## CITY OF LODI

PUBLIC WORKS DEPARTMENT

## HARNEY LANE LIFT STATION SERVICE AREA



LEGEND:  
SERVICE AREA ———

Dr.	No.	Date	Revision	Appr.	Approved By	
Ch.						
Date					Public Works Director RCE	Date



civil engineers

**BAUMBACH & PIAZZA, INC.**

323 West Elm Street  
Lodi, California 95240

Phone (209) 368-6618  
FAX (209) 368-6610

October 2, 1996

Mr. Richard Prima  
City Engineer  
City of Lodi  
P. O. Box 3006  
Lodi, CA 95241

Re: REVISED PROPOSAL TO DESIGN SANITARY SEWER LIFT  
STATION FOR MILLS AVENUE, NORTH OF KETTLEMAN LANE  
AND SOUTH OF HARNEY LANE

Dear Mr. Prima:

Baumbach & Piazza designed the City's other two major sanitary sewer lift stations in Rivergate and Lodi Park West. We are pleased that they have been operated to your satisfaction and that you have requested this firm to submit a proposal to design the next two major lift stations.

The following is submitted as if the City may choose to only install one station.

The bulk of the design work is in making a topographic map of the drainage shed sufficient to analyze inverts of the sanitary sewer collection system, and project design flows to design for wet well storage and pump cycling. In these respects, both sites are unique.

However, there will be a savings to the City if both stations are designed at the same time. The savings are derived from reduced meeting, research and drafting time. The fact is recognized in Part 3 of this proposal.



In both locations we suggest that the station be enclosed with a chain link fence. We feel this would be a security benefit until such time as the area develops with street lights and population.

This proposal is made on a time and materials basis. Billings will be itemized per our standard fee schedule.

The following total fees are the maximum allowed under this agreement without prior approval.

PART 1 MILLS AVENUE, NORTH OF KETTLEMAN LANE

- TASK I     Design master sewage collection system for entire collection area, including taking spot elevations and preparing topography map as is felt necessary.
- TASK II    Establish operation criteria:
  - a)     run cycles
  - b)     storage volume, etc.
- TASK III   Establish grades for lift station
- TASK IV    Meetings with Maintenance and Public Works Departments
- TASK V     Prepare report for City approval prior to preparing construction plans. Review necessity for generator (now) compared to overflow (to 12" main) consideration.
- TASK VI    Prepare construction plans and specifications under the following criteria:
  - a)     Masonry wall to be added after the architecture of the area develops. Install chain link fence for now, or design wall if required.
  - b)     Select miscellaneous equipment.

- c) Design temporary gravel access road and write easements if necessary.
- d) Design Site Plan and allow for future on-site catch basin.
- e) Specifications for controls will be performance type. Engineer will require that the controls be designed and supplied by TESCO subject to City approval.

Our fee for the above will not exceed \$18,000.00 (Includes construction plans for force main.)

PART 2 MILLS AVENUE, SOUTH OF HARNEY LANE

The station will be designed in accordance with alternate 4 of the "South of Lodi Sanitary Sewer Study" for the Harney Lane Lift Station Service of July, 1992.

TASK I Design grades for master sewage collection system for entire collection area, including taking spot elevations as is felt necessary.

TASK II Establish operation criteria:

- a) run cycles
- b) storage volume, etc.

TASK III Establish grades for lift station

TASK IV Meetings with Maintenance and Public Works Departments.

TASK V Prepare report for City approval prior to preparing construction plans.

TASK VI Prepare construction plans and specifications under the following criteria:

- a) Masonry walls to be added when necessary. Install chain link fence for now, or design well if required.
- b) Allow for future on-site catch basin.
- c) Specifications for controls will be performance type. Engineer will require that the controls be designed and supplied by TESCO subject to City approval.

Our fee for the above will not exceed \$22,500.00 (Includes construction plans for force main.)

### PART 3 COST SAVINGS

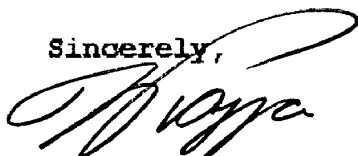
If both projects are designed and built at the same time we expect that there would be significant savings in construction costs. Because of the depth of the stations, specialized excavation equipment and cranes can be more economically used. There will also be a savings associated with the volume of work.

As discussed at the beginning of this proposal, there will be a \$3,000.00 savings in engineering fees (\$1,500.00/site)

I look forward to discussing this proposal with you at your convenience.

Our standard contract is attached and made a part of the proposal.

Sincerely,



TERRY PIAZZA

Secretary Treasurer

TP:jc

ADDENDUM TO SANITARY SEWER LIFT STATION PROPOSAL  
DATED OCTOBER 2, 1996

PROJECTED FEE SCHEDULE FOR 1997 (If this is modified downward,  
the billing will reflect the decrease.)

Principal Engineer	\$ 98.00/hr
Senior Technician	\$ 56.00/hr
Clerical	\$ 30.00/hr
Computer	\$ 16.00/hr
Mileage	\$ 0.40/hr
Field Crew	\$116.00/hr
Total Station	\$ 30.00/hr

PROJECTED HOURS PER PROJECT

Part 1

Task I

Field Crew with Total Station 12 hrs  
Computer Drafting 12 hrs  
Principal Engineer 10 hrs

Task II

Principal Engineer 12 hrs  
Senior Technician 6 hrs

Task III

Principal Engineer 12 hrs

Task IV

Principal Engineer 6 hrs

Task V

Principal Engineer 10 hrs  
Senior Technician 12 hrs  
Clerical 16 hrs

Task VI

Principal Engineer 50 hrs  
Senior Technician 69 hrs

Summary:

Field Crew with Total Station 12 hrs @	
(\$116.00+\$30.00)=	\$ 1,752.00
Computer Drafting 12 hrs @ (\$56.00+\$16.00) =	\$ 864.00
Principal Engineer 10 hrs @ \$98.00 =	\$ 9,800.00
Senior Technician 87 hrs @ \$56.00 =	\$ 4,872.00
Clerical 16 hrs @ \$30.00	\$ 480.00
Prints and Mileage	\$ 232.00
	<u>\$18,000.00</u>

Part 2

Task I

Field Crew with Total Station 24 hrs  
Computer Map 16 hrs  
Principal Engineer 16 hrs

Task II

Principal Engineer 12 hrs  
Senior Technician 6 hrs

Task III

Principal Engineer 16 hrs

Task IV

Principal Engineer 6 hrs

Task V

Principal Engineer 10 hrs  
Senior Technician 12 hrs  
Clerical 16 hrs

Task VI

Principal Engineer 58 hrs

Senior Technician 82 hrs

Summary:

Field Crew with Total Station 24 hrs @

(\$116.00+\$30.00) =

\$ 3,504.00

Computer Drafting 12 hrs @ (\$56.00+\$16.00)

\$ 1,152.00

Principal Engineer 118 hrs @ \$98.00

\$11,564.00

Senior Technician 100 hrs @ \$56.00

\$ 5,600.00

Clerical 16 hrs @ \$30.00

\$ 480.00

Prints and Mileage

\$ 200.00

\$22,500.00

A handwritten signature in black ink, appearing to read "Rajiv", is located in the lower right quadrant of the page.

CITY COUNCIL

DAVID P. WARNER, Mayor  
PHILLIP A. PENNINO  
Mayor Pro Tempore  
RAY C. DAVENPORT  
STEPHEN J. MANN  
JACK A. SIEGLOCK

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 333-6706  
FAX (209) 333-6710

H. DIXON FLYNN  
City Manager  
JENNIFER M. PERRIN  
City Clerk  
RANDALL A. HAYS  
City Attorney

October 10, 1996

SEE MAILING LIST ATTACHED

SUBJECT: Kettleman Lane and Harney Lane Wastewater Lift Stations  
and Adjacent Development


Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, October 16, 1996, at 7 p.m. The meeting will be held in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the regular calendar for Council discussion. You are welcome to attend.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to the City Clerk at 221 West Pine Street.

If you wish to address the Council at the Council meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Jennifer Perrin, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Richard Prima at (209) 333-6706.



Jack L. Ronsko  
Public Works Director

JLR/lm

Enclosure

cc: City Clerk ✓

BAUMBACH - PIAZZA  
CIVIL ENGINEERS  
323 W ELM ST  
LODI CA 95240

CHURCH OF THE NAZARENE  
2223 W KETTLEMAN LN  
LODI CA 95242

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PACIFIC VALLEY HOUSING CORP  
650 E BLITHEDALE AVE STE O  
MILL VALLEY CA 95241-1910

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HELMLE PROPERTY OWNERS  
317 W LODI AVE  
LODI CA 95240

---

MR JOSEPH K HANDEL  
MANAGING PARTNER  
FOUNTAINHEAD  
1826 W KETTLEMAN LN  
LODI CA 95242